



Austenite Way, offers over £400,000

- No Chain
- Driveway and Garage
- Balcony with park views
- Immaculate conditions
- Council tax band E
- EPC Rating: B



 4  3  1



About the property

This well-presented three-storey townhouse offers generous and versatile accommodation, ideal for modern family living. Positioned to the front with pleasant views over the park, the property also benefits from a private rear garden.

The ground floor comprises a garage, a double bedroom, a convenient kitchenette, and a shower room—perfect for guests, older children, or potential independent living space.

On the first floor, you will find a bright and spacious living room featuring access to a charming balcony, ideal for relaxing while enjoying the outlook. A well-appointed kitchen/diner provides ample space for cooking and family meals, complemented by a separate WC.

The second floor hosts two well-proportioned double bedrooms, including a principal bedroom with en suite, alongside a third single bedroom and a modern family bathroom.

Externally, the property benefits from a rear garden, offering a private outdoor space for entertaining or family use.

This versatile home combines space, functionality, and a desirable location, making it an excellent choice for families or those seeking flexible living arrangements.



Accommodation

Entrance Hallway

Garage

20' x 9' 10" (6.10m x 3.00m)

Bedroom 3

9' 10" x 9' 10" (3.00m x 3.00m)

Utility

10' 2" x 7' 3" (3.10m x 2.21m)

Shower Room

Landing

Living Room

17' 5" x 10' 10" (5.31m x 3.30m)

Kitchen Diner

17' 5" x 10' 2" (5.31m x 3.10m)

Cloakroom

Landing

Bedroom 1

13' 3" x 10' 6" (4.04m x 3.20m)

En Suite

Bedroom 2

10' 10" x 9' 6" (3.30m x 2.90m)

Bedroom 4

10' 10" x 7' 10" (3.30m x 2.39m)

Bathroom

Garden

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Total floor area 141.2 m² (1,520 sq.ft.) approx

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